

Keep Our Neighborhoods Beautiful!



Know the Codes

Property Maintenance

All owners and occupants are required to maintain their property (including yards, lawns, courts and driveways), the areas adjacent to their properties and areas between their property and the street and alley (including sidewalk, swale, curb and gutter) in a clean and sanitary condition and free from any and all garbage, trash and other debris or discarded matter. Lawns must also be kept free from the excessive growth of weeds, grass and other flora.

Paint

A permit is required to paint the exterior of your home or business. Colors must be approved by the City. Copies of the chart are available at the Planning Department. Call the Planning, 305.673.7550, or Building Department, 305.673.7610, for more information.

Fencing

Chain link fences are prohibited in any front yard and any yard facing a public right-of-way or waterway. All fences and walls require a building permit (some may require additional approvals) and must be maintained. Contact the Building Department, 305.673.7610, for details on a permit.

Trash

Garbage must not be placed on the swale for more than 24 hours before or after a scheduled collection. To schedule a bulky waste collection, call 305.638.3800.

Commercial & Derelict Vehicles

Commercial (trucks, trailers, etc. used in the operation of a business) and derelict (not operational) vehicles are not permitted to be stored in residential zones.

Address Numbers

The correct numerical address must be placed on the front of the home or building facing the street and visible both day and night. If the home or building has access to an alley, the address must also be placed facing the alley.

Real Estate Signs

All real estate signs require a permit and are prohibited from the swale area and on any public right-of-way, including utility poles. Contact Licensing at 305.673.7420 for a permit.

Garage Sales

A permit is required and can be obtained at City Hall. Only one garage sale is permitted in each 12 month period.

Renovations

Building permits are required when doing renovations to your home. For more information, contact the Building Department at 305.673.7610.

Dogs

Be a good neighbor! Dogs must be leashed when taken out in public. And their fecal matter must be removed from public areas and from other private properties immediately after deposit.

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Code Compliance Actions

The codes detailed on this card should provide you with answers to some of the most frequently asked questions about City regulations, to help make sure your property is in compliance. However, when code violations occur, the Code Compliance Division has several actions it may take to keep our city beautiful.

Courtesy Notices

A Courtesy Notice may be delivered, or mailed to, a property-owner to explain an area of concern. Residents/businesses should call 305.673.7555 if they have questions. A reinspection of the property will take place to determine if compliance has been achieved.

Notice of Violation

If no compliance, an official Notice of Violation/Notice of Hearing will be issued, beginning the process for the property owner to comply within a reasonable time period. Failure to comply will result in a notice to appear before the Special Master, a hearing officer.

Extensions

If you need additional time to comply with a Notice, a request for additional time must be requested in writing to the Code Compliance Division Director. You must list the reasons why additional time is needed.

Special Master

The Chief Special Master, a retired Circuit Court Judge and appointed by the City Commission, appoints other Special Masters. The Chief Special Master and Special Masters are empowered to sit as Administrative Judges to hear cases with respect to Code violations (fire, property maintenance, zoning, building, and City Code). The Special Masters may make a finding of guilt and will impose daily fines to compel compliance.

Information/To Report a Violation(s)

City of Miami Beach
Code Compliance Division
1700 Convention Center Drive
Miami Beach FL 33139
305.673.7555 voice
305-673-7012 fax
codecompliance@ci.miami-beach.fl.us

"We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community."

This publication was brought to you by the City of Miami Beach Neighborhood Services Department, Media Relations Office. Please visit the city's website at www.ci.miami-beach.fl.us to learn more about what's going on in your specific neighborhood.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in any meeting or to review any documents relative thereto, should contact the City Clerk no later than four days prior to the proceeding. Telephone (305) 673-7411 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance.